

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning - Nalgonda Municipality - Certain variation to the Master Plan - Change of land use of the land from Park and Play Ground use to Residential use in Plot Nos.90 & 91 in Sy.Nos.1453 and 1454 of Nalgonda to an extent of 695.20 Sq.Mtrs., - Draft Variation - Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT
G.O.Ms.No. 529.

Dated:01-12-2010.

Read the following:-

1. G.O.Ms.No.594 MA., dated 8.6.1987.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.796/2010/H, dated 05-07-2010.
3. Government Memo. No.13549/H1/2010-1, Municipal Administration & Urban Development Department, dated 20-08-2010.
4. From the Commissioner of Printing, A.P. Extraordinary Gazette No.558, Part-I, dated 8.10.2010.
5. From the Commissioner, Nalgonda Municipality, Letter No.G1/2955/2010, dated 08-10-2010.

--- o0o ---

ORDER:

The draft variation to the Nalgonda General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.594 MA., dated 8.6.1987 was issued in Government Memo. No.13549/H1/2010-2, Municipal Administration and Urban Development Department, dated 06-10-2010 and published in the Extraordinary issue of A.P. Gazette No.558, Part-I, dated 8.10.2010. No objections and suggestions have been received from the public within the stipulated period. The Commissioner, Nalgonda Municipality in his letter dated 08-10-2010 has stated that the applicant has paid an amount of Rs.3350/- (Rupees three thousand three hundred and fifty only) towards change of land use charges and conversion charges as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

T.S.APPA RAO

PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Hyderabad.

The Municipal Commissioner, Nalgonda Municipality, Nalgonda District.

Copy to:

The individual through the Municipal Commissioner, Nalgonda Municipality, Nalgonda District.

The District Collector, Nalgonda District.

The Private Secretary to Minister for MA&UD.

SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

(P.T.O)

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Nalgonda Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 558, Part-I, dated 8.10.2010 as required by clause (b) of the said section.

VARIATION

The site in Plot Nos.90 & 91 in Sy.Nos.1453 and 1454 of Nalgonda to an extent of 695.20 Sq.Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Park and Play Ground use in the General Town Planning Scheme (Master Plan) of Nalgonda Town sanctioned in G.O.Ms.No.594 MA., dated 8.6.1987 is designated for Residential use by variation of change of land use as marked "ABC&D" as shown in the revised part proposed land use map GTP No.03/2010/H, which is available in Municipal Office, Nalgonda Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall pay betterment charges as per rules in force.
8. The applicant shall pay 14% of open space charges as the site under reference is falls in un-authorised layout area.
9. The applicant shall handover the site affected portion to an extent of 50.92 Sq.Mtrs., towards western side to the Nalgonda Municipality free of cost through Registered gift deed, due to widening of existing road to 60 feet wide as per Master Plan, before release of permission by the Municipal Commissioner, Nalgonda.
10. The applicant shall maintain 2 Mtrs., buffer (as per G.O.Ms.No.569 MA., dated 23.8.2008) towards southern side as shown in the site plan as the site under reference is abutting to storm water drain.

11. The applicant shall not develop the land prior to the permission released by the Municipal Commissioner, Nalgonda Municipality.
12. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

- North : House of Ch.Pullamma (bearing H.No.6-6-308.)
- East : House of Laxmamma and Yadagiri (bearing H.No.6-6-313 and 6-3-315).
- South : Municipal drain.
- West : Existing 50 feet wide road (60 feet wide as per Master Plan).

T.S.APPA RAO
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER.